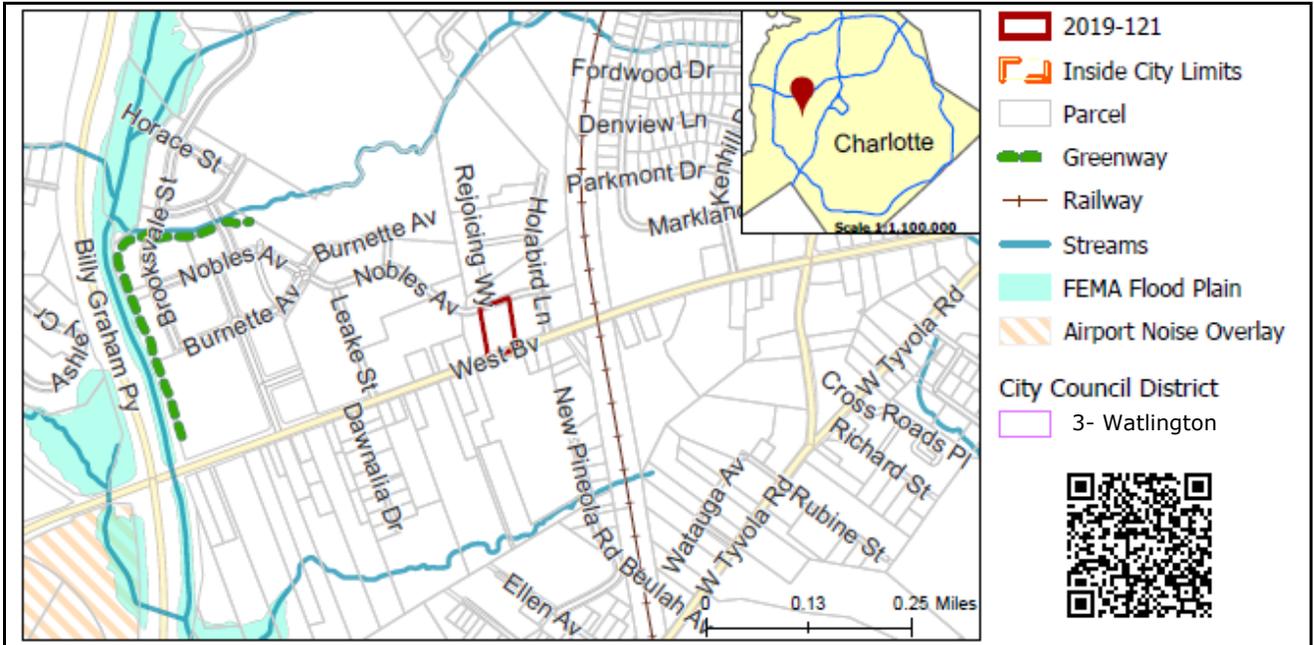


REQUEST

Current Zoning: B-1(CD) (neighborhood business, conditional)
Proposed Zoning: UR-C (urban residential – commercial)

LOCATION

Approximately 1.15 acres located on the north side of West Boulevard, west of Holabird Lane.



SUMMARY OF PETITION

The petition proposes to allow all uses within the UR-C zoning district for a vacant site in southwest Charlotte.

PROPERTY OWNER
PETITIONER
AGENT/REPRESENTATIVE
COMMUNITY MEETING

Rickenbacker Enterprises
Jamario Rickenbacker
Jamario Rickenbacker
Meeting is not required.

STAFF RECOMMENDATION

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the retail land use recommendation for this site, as per the *Central District Plan* (1993)

Rationale for Recommendation

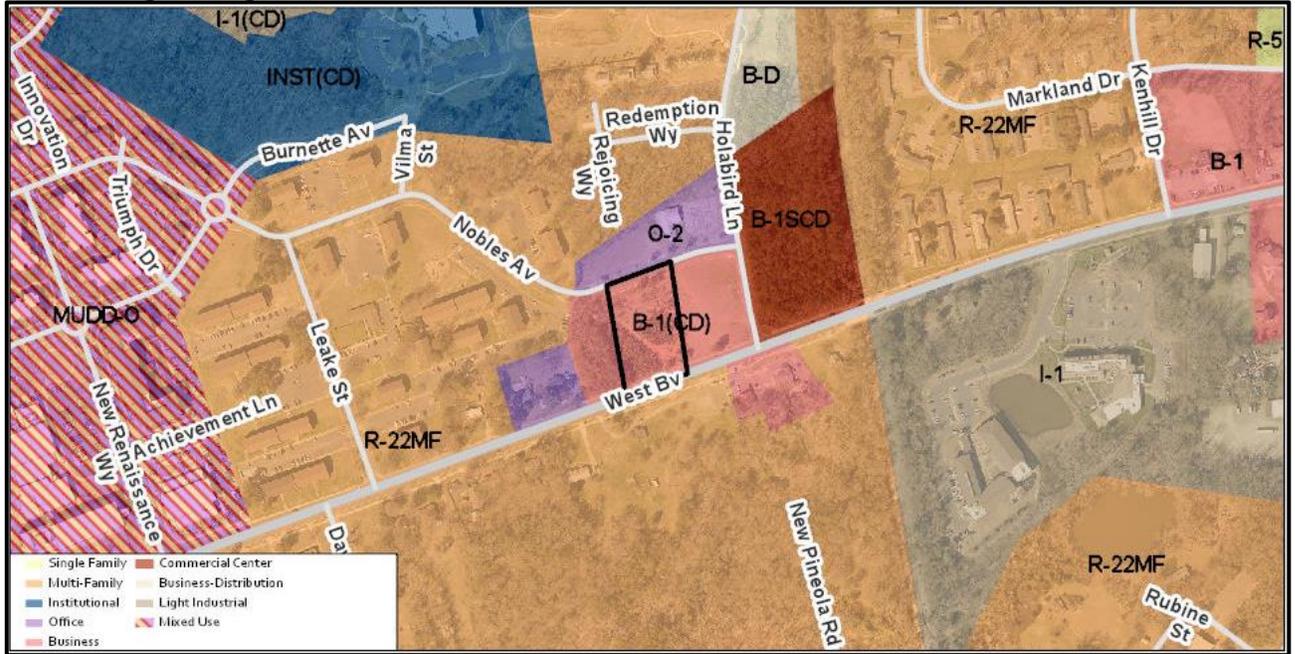
- The petition is consistent with the adopted retail land use for the site.
- The site is already zoned for a convenience store under the current B-1(CD) zoning.
- The site is on West Boulevard, a state maintained existing major thoroughfare.
- The UR-C zoning district allows for commercial, and residential uses, while eliminating auto oriented uses such as drive-thru windows, gas stations, auto sales, and auto repairs.

PLANNING STAFF REVIEW

• **Proposed Request Details**

This is a conventional rezoning petition with no associated site plan, which applies all the standards, regulations, and uses in the UR-C zoning district.

• **Existing Zoning and Land Use**



The subject property is undeveloped vacant land. The adjacent land uses include other vacant properties, institutional uses, and single family and multi-family residential properties.



The subject property is undeveloped wooded land.



The property to the north is developed with a religious institution.



The properties to the south are developed with single family and commercial development. The subject property is marked with a red star.



The property to the east is undeveloped vacant land.



The property to the west is undeveloped vacant land.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2014-036	This petition rezoned site to NS (neighborhood services) to allow for the development of a 16,000-square foot government building.	Approved
2016-059	This petition rezoned site to MUDD-O SPA (mixed use development, optional, site plan amendment) to modify the development standards for a portion of the previously approved rezoning for the Renaissance West Development to allow an increase in square footage for a proposed child development center from 17,500 to 25,000 square feet.	Approved

• **Public Plans and Policies**



- The *Central District Plan* (adopted 1993) recommends retail land uses for this site, and adjoining properties.

- **TRANSPORTATION CONSIDERATIONS**

- The site is on a major thoroughfare with rear access to Nobles Avenue (local, city maintained). Both streets have existing curb and gutter. There is 5-foot back-of-curb sidewalk on West Boulevard and 6-foot planting strip and 5-foot sidewalk on Nobles Avenue. CDOT will work with the petitioner during permitting to upgrade the streetscape in accordance with city standards and to determine driveway type and location(s).
- **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 0 trips per day (based on vacant land).
 - Entitlement: 1,080 trips per day (based on 8,000 SF retail).
 - Proposed Zoning: 1,420 trips per day (based on 12,000 SF retail).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No comments submitted.
 - **Charlotte Department of Housing and Neighborhood Services:** No outstanding issues.
 - **Charlotte Fire Department:** No outstanding issues.
 - **Charlotte-Mecklenburg Schools:** Nonresidential petitions do not impact the number of students generated.
 - **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 6-inch water distribution main located along Nobles Avenue and via an existing 6-inch water distribution main located along West Boulevard.
 - Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing 8-inch gravity sewer main located along Nobles Avenue and via an existing 8-inch water distribution main located along West Boulevard.
 - **Engineering and Property Management:**
 - **Arborist:** No comments submitted.
 - **Erosion Control:** No outstanding issues.
 - **Land Development:** No outstanding issues.
 - **Storm Water Services:** See advisory comments at www.rezoning.org
 - **Urban Forestry:** No outstanding issues.
 - **Mecklenburg County Land Use and Environmental Services Agency:** No outstanding issues.
 - **Mecklenburg County Parks and Recreation Department:** No outstanding issues.
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See Attachments (applications, department memos, maps etc.) Online at www.rezoning.org

Planner: Lisa Arnold (704) 336-5967